

**Town of La Pointe Zoning  
Town Plan Commission Special Meeting Minutes  
February 10, 2011**

**Town Plan Commission (TPC) Members Present:** Charles Brummer, Vice-Chair, Larry Whalen (arrives at 4:38), Greg Thury, Ron Madich, Suellen Soucek, Carey Baxter (6).

**Town Plan Commission Members Absent:** Ted Pallas (1).

**Public Present:** none.

**Town Staff Members Present:** Jennifer Croonborg-Murphy, ZA, Margaretta Kusch, ZCA (2).

**I. Call to Order/Roll Call**

Vice-Chair Brummer called the meeting to order at 4:33 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

**II. Zoning Ordinance Revision Project**

**Discuss and possibly make changes to draft Zoning Ordinance Sections 1-16 and Zoning Map, dated 10/6/2010 in consideration of public comment received at December 1 and December 8 Public Hearings.**

- In 4.4.B Removal of Shoreland Cover, replace “*uptaking*” with “*absorption*.”
- In 5.4.B Class D Signs, change “*unless*” to “*except*.”
- In 6.1.B.2, change “...*such as roads, streets, highways, and waterways*” to “...*such as a road, street, highway, or waterway*.”
- In 6.1.D.1, delete “*Planned Unit Residential Developments consisting exclusively of single family dwelling units are permitted as conditional uses*” and replace with “*Planned Unit Residential Developments consisting exclusively of single-family dwelling units and planned unit residential developments which include any multi-family dwelling units are permitted as a conditional use in those areas specified by the Town Zoning Ordinance*.”
- In 6.1.D.1, change “*School house Road*” to “*Schoolhouse Road*.”
- In 6.1.D.3, delete “*district*” between “*exceed the*” and “*regulations*.”
- Delete 6.1.D.4.
- Add a Section 6.1.E Mobile Home Park, to read as follows:

**E. MOBILE HOME PARK**

*Mobile home parks are permitted as conditional uses in the districts specified in Section 3.0 of this Ordinance and shall conform to the requirements of the Wisconsin Administrative Code.*

1. *The minimum size of a mobile home park shall be five (5) acres.*
2. *The maximum number of mobile homes shall be five (5) per acre.*

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3. *Two (2) off-street parking spaces shall be provided for each mobile home site.*
4. *Minimum dimensions of a mobile home site shall be fifty (50) feet wide by one hundred (100) feet long.*
5. *There shall be a minimum yard setback of forty (40) feet at all exterior boundary lines of the mobile home park.*
6. *Uses. Camping units may not be used for dwelling purposes. The following are permitted:*
  - a. *One mobile home or manufactured home per designated space*
  - b. *One single-family dwelling for the operator or caretaker*
  - c. *An administrative office and/or accessory structure, provided that such use is subordinate to the residential character of the mobile home park*
  - d. *Accessory structures such as storage sheds, porches, and carports as may be approved by the park operator. Accessory structures shall meet the minimum setback requirements prescribed for the basic mobile home unit.*
7. *Park Access. The entrance to the mobile home park shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets.*
8. *Setback and buffer strips. Each mobile home shall be located at least ten (10) feet from any mobile home lot line. There shall be a minimum setback of the mobile home of twenty (20) feet from the front, or main street side of the lot and of at least ten (10) feet from the rear and sides of the lot.*
9. *Drainage and landscaping. The ground surface shall be graded and equipped to drain all surface water in a safe, efficient manner away from the mobile home. Except for hard-surfaced areas, open spaces shall be sodded or seeded or otherwise landscaped.*
10. *Skirting. Each mobile home shall be skirted within thirty (30) days of placement.*
11. *Screening. A screening of trees or shrubs shall be provided along the property boundary line separating the park and adjacent properties, except where the adjoining property is also a mobile home park. Within six (6) months after issuance of the appropriate licenses and permits for the occupation of such mobile home park, plantings of trees and shrubs shall be established and so arranged and in sufficient numbers to form a solid wall of plant material. Such planting shall be a minimum height of two (2) feet at the original time of planting and shall be grown or maintained at a height of not less than ten (10) feet, except where line of sight vision is necessary for pedestrian or vehicular traffic safety.*
12. *Lighting. Street lights shall be provided in sufficient number and intensity to permit the safe movement of vehicles and pedestrians at night and shall be effectively related to buildings, trees, walks, steps, and ramps.*
13. *Sanitation. All appropriate state, county, and town sanitation regulations shall be strictly observed.*
14. *Maintenance responsibility. The owner of the mobile home park shall maintain the park in a clean and sanitary manner and may adopt and enforce community rules.*
15. *Inspection. The Zoning Administrator shall annually inspect the mobile home park for compliance with the Conditional Use Permit and requirements of this section.*

- Add Mobile Home Park as a conditional use in 3.5 R-1 Residential, Single Family Low Density Zoning District.
- Add Mobile Home Park as a conditional use in Section 16.3 Zoning District Use Matrix under 3.5 R-1 Residential, Single Family Low Density Zoning District.
- In 4.3.B.3, add Mobile Home Park to Minimum Parking Required table with requirement to read *“Two (2) off-street parking spaces shall be provided for each mobile home site.”*

### **III. Schedule Future Meetings**

- The next Town Plan Commission Regular Monthly Meeting to be held on Wednesday, February 16, 2011, at 4:30 pm.

### **IV. Adjournment**

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 6 aye. Motion Carries. Meeting ends at 5:55 pm.

**Town Plan Commission minutes are respectfully submitted by Margaretta Kusch, ZCA on Thursday, February 10, 2011.**

**Town Plan Commission minutes are approved as amended by Margaretta Kusch, ZCA on Wednesday, February 16, 2011.**